WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	16 May 2023
LOCATION:	1 Abbotts View, Sompting, BN15 0NG
SUBJECT:	AWDM/0599/23 Erection of attached dwelling.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

Summary
This application is for the erection of an attached dwelling. The site is located on Abbotts View, an unclassified road subject to a speed restriction of 30 mph. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility
The proposed dwelling will utilise an existing Vehicle Crossover (VCO) on Abbotts View, whilst a proposed extended VCO will be provided to facilitate access to the existing dwelling. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

From inspection of WSCC mapping, there are no apparent visibility concerns with the existing and proposed points of access on to Abbotts View. In addition, the proposed development is not anticipated to give rise to a significant material intensification of movements to or from the site.

Parking and Turning
Existing hardstanding will be utilised, providing one car parking space for both the existing and proposed dwellings. On-site turning does not appear achievable, although this is the existing arrangement and has been operating safely with no known safety concerns.

The WSCC Car Parking Demand Calculator indicates that the proposed dwelling would require three car parking spaces. As such, overspill parking would have to be accommodated on-street. The LHA does not anticipate that this would lead to an adverse highway safety impact or parking capacity issue in this location, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

No details of cycle parking have been provided. Cycling is a viable option in the area and the LHA request secure cycle storage for at least two cycles be provided in accordance with WSCC Parking Standards.

Sustainability

The site is situated in a sustainable location within walking/cycle distance of local services and amenities. There are opportunities for sustainable travel, with regular bus services available from nearby Steepdown Road. Lancing Train Station is within cycle distance, approximately 2.3km southeast of the site.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition and informative should be applied:

Condition

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative

Works within the Highway – Area Office Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Kyran Schneider
West Sussex County Council – Planning Services